



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

*PLANNING DIVISION*

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Josh Safdie (Alt.)  
Elaine Severino (Alt.)

**AGENDA**

**Zoning Board of Appeals**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, August 1, 2012**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Opened Cases that are Requesting a Continuance**

<b>11 Linden Avenue (Case #ZBA 2012-27)</b>	
Applicant:	Linden Tree Realty Trust
Property Owner:	Linden Tree Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Linden Tree Realty Trust, seek a Special Permit with Site Plan Review under SZO §7.2 to construct a second principal structure at the property containing two additional dwelling units. RB zone. Ward 5.
Date(s) of Hearing(s):	5/2, 6/6, 6/20, 7/11, 8/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on July 11, 2012 to continue the application to August 1, 2012.
Current Status:	The Applicant will submit a written request to continue the application to August 15, 2012.



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<b>106 Orchard Street (Case #ZBA 2012-23)</b>	
Applicant:	Sapna Mehtani
Property Owner:	Sapna Mehtani
Agent:	Faith Baum, Architect
Legal Notice:	Applicant and Owner Sapna Mehtani, seeks a Special Permit to alter a nonconforming structure under SZO §4.4.1 to construct a two story addition in the rear of an existing single-family residence and a Special Permit under SZO §9.13.a for relief from one parking space to add an additional dwelling unit to the property. RB zone. Ward 6.
Date(s) of Hearing(s):	4/18, 5/2, 5/16, 6/6, 6/20, 7/11, 8/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on July 11, 2012 to continue the application to August 1, 2012.
Current Status:	The Applicant will submit a written request to continue the application to August 15, 2012.

<b>1 &amp; 2 Village Terrace (Case #ZBA 2011-77)</b>	
Applicant:	Douglas Beudet
Property Owner:	Douglas Beudet
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Douglas Beudet seeks a Special Permit to establish 5 dwelling units under SZO §7.11.1.c in two structure with 5 parking spaces and a Special Permit to alter a nonconforming structure under sec 4.4.1. The Applicant also seeks a parking variance for 3 spaces (§5.5 &9.5). RC Zone / Ward 2.
Date(s) of Hearing(s):	3/14, 4/4, 4/18, 5/2, 5/16, 6/6, 6/20, 7/11, 8/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on July 11, 2012 to continue the application to August 1, 2012.
Current Status:	The Applicant will submit a written request to continue the application to August 15, 2012.

<b>63 Boston Street (Case #ZBA 2012-37)</b>	
Applicant:	David & Renee Scott
Property Owner:	David & Renee Scott
Agent:	N/A
Legal Notice:	Applicants and Owners, David and Renee Scott, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure and a Variance under SZO §5.5 for relief from the building height requirement under SZO §8.5.F to construct a third story addition on the rear of an existing two-family dwelling. RA zone. Ward 3.
Date(s) of Hearing(s):	6/6, 6/20, 7/11, 8/1
Staff Recommendation:	Special Permit – Recommends conditional approval. Variance – Unable to recommend approval.
ZBA Action:	Voted on July 11, 2012 to continue the application to August 1, 2012.
Current Status:	The Applicant will submit a written request to continue the application to August 15, 2012.



<b>129-129R Highland Avenue (Case #ZBA 2012-45)</b>	
Applicant:	Kenneth Lanzilli
Property Owner:	Angellis Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Kenneth Lanzilli and Owner Angelli Realty Trust, seek a Special Permit with Site Plan Review under SZO §7.11.1.c to establish a seven (7) dwelling unit use, a Variance under SZO §5.5 for relief from the rear yard setback requirement under SZO §8.5.I, and a Special Permit to alter a nonconforming structure under SZO §4.4.1 to construct a rear addition with parking on an existing 2½ story four-family dwelling. RC zone. Ward 3.
Date(s) of Hearing(s):	7/11, 8/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on July 11, 2012 to continue the application to August 1, 2012.
Current Status:	The Applicant will submit a written request to continue the application to August 15, 2012.

<b>13 Clyde Street (Case #ZBA 2012-49)</b>	
Applicant:	13 Clyde Street, LLC
Property Owner:	13 Clyde Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner 13 Clyde Street, LLC, seeks a Special Permit under SZO §4.4.1 to construct a 2½ story addition on the rear of an existing nonconforming two-family dwelling as part of an as-of-right conversion of a two-family dwelling to a three-family dwelling. RB zone. Ward 5.
Date(s) of Hearing(s):	7/11, 8/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on July 11, 2012 to continue the application to August 1, 2012.
Current Status:	The Applicant will submit a written request to continue the application to September 5, 2012.



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**Previously Opened Cases that will be Heard**

<b>92-100 Properzi Way (Case #ZBA 2012-34)</b>	
Applicant:	Safdie Architects
Property Owner:	Moshe Safdie & Michal Ronnen Safdie
Agent:	N/A
Legal Notice:	Applicant Safdie Architects and Owners Moshe Safdie and Michal Ronnen Safdie, seek a Variance under SZO §5.5 for relief from the minimum side yard setback under SZO §8.5.H and relief from the minimum rear yard setback under SZO §8.5.I for the land at 92 Properzi Way. The Applicant and Owners are also seeking Special Permits under SZO §4.4.1 to alter a nonconforming structure to construct a two story rear addition to add an additional dwelling unit and under SZO §9.13 a for relief from three additional off-street parking spaces. The applicant seeks to establish a three-family residence at 92 Properzi Way and use a portion of the structure for activity accessory to the use at 100 Properzi Way per Section 7.4 of the SZO. 92 Properzi is in the RB zone and 100 Properzi Way is in the NB zone. Ward 2.
Date(s) of Hearing(s):	5/16, 6/20, 7/11, 8/1
Staff Recommendation:	Special Permit: Recommends conditional approval. Variance: Unable to recommend approval.
ZBA Action:	Voted on July 11, 2012 to continue the application to August 1, 2012.
Current Status:	Will be heard on August 1, 2012.

<b>25 Clyde Street (Case #ZBA 2012-20)</b>	
Applicant:	Ryan Guthrie
Property Owner:	Stateside Realty Group, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Ryan Guthrie and Owner Stateside Realty Group LLC, seeks a Special Permit under SZO §4.4.1, a Variance under SZO §8.5.I, and a Variance under SZO §9.5 for a comprehensive renovation of an existing two and one-half story 1850's cottage at the front of the property, removal of a metal garage at the rear of the property, and construction of a new two story two unit addition extending from the rear of the cottage. RB zone. Ward 5.
Date(s) of Hearing(s):	6/6, 6/20, 7/11, 8/1
Staff Recommendation:	Special Permit – Recommends conditional approval. Parking Variance – Recommends conditional approval. Rear Yard Setback Variance – Unable to recommend approval.
ZBA Action:	Voted on July 11, 2012 to continue the application to August 1, 2012.
Current Status:	Will be heard on August 1, 2012.



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<b>119 Central Street (Case #ZBA 2012-48)</b>	
Applicant:	Jason M. Reed
Property Owner:	Jason M. Reed
Agent:	N/A
Legal Notice:	Applicant and Owner Jason M. Reed seeks a Special Permit under SZO §4.4.1 to increase the height of a one-story attached shed by one additional story at the rear of an existing nonconforming two-family structure. RA zone. Ward 5.
Date(s) of Hearing(s):	7/11, 8/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on July 11, 2012 to continue the application to August 1, 2012.
Current Status:	Will be heard on August 1, 2012.

<b>22 Franklin Street (Case #ZBA 2012-52)</b>	
Applicant:	Mistry Associates, Inc.
Property Owner:	Peter & Venilde Santana
Agent:	N/A
Legal Notice:	Applicant Mistry Associates, Inc., and Owners Peter and Venilde Santana, seek a Special Permit under SZO §4.4.1 to alter a nonconforming single-family dwelling including the addition of a new basement entrance and modifications to window openings as part of an as-of-right addition of one dwelling unit to the property. RB zone. Ward 1.
Date(s) of Hearing(s):	7/11, 8/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on July 11, 2012 to continue the application to August 1, 2012.
Current Status:	Will be heard on August 1, 2012.

### New Cases to be Opened that are Requesting a Continuance

<b>32 Hinckley Street (Case #ZBA 2012-58)</b>	
Applicant:	Middlesex Enterprises, LLC
Property Owner:	Middlesex Enterprises, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Middlesex Enterprises, LLC, seeks Special Permits with Site Plan Review under SZO §7.2 and §7.3 to construct a second principal structure on the lot containing three additional dwelling units, resulting in five total dwelling units at the property. RB zone. Ward 5.
Date(s) of Hearing(s):	8/1
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to August 15, 2012.



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**New Cases to be Opened and Heard**

<b>30 Wallace Street (Case #ZBA 2012-56)</b>	
Applicant:	Peter Heller
Property Owner:	Peter Heller
Agent:	N/A
Legal Notice:	Applicant and Owner Peter Heller seeks a Special Permit under SZO §4.4.1 to make façade alterations to the existing nonconforming single-family structure and to convert the existing attached garage into living space. RA zone. Ward 6.
Date(s) of Hearing(s):	8/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 1, 2012.

**Other Business**Application Fees

Discussion of new application fees:

Proposed Amendments to Appendix 1A of the Rules & Regulations.

Peer Review Request From Staff

Vote to Authorize the Staff to Collect and Expend Funds for the Board under MGL Section 44 Chapter 53G for hiring a Structural Engineering Firm/Consultant to develop a peer review report for the Structural Evaluation for Renovation Report and for a Geotechnical Engineering Evaluation prepared for the Proposed Phase II of the 100 Fellsway West project (360 Mystic Avenue).

*Plans and reports are available at the City of Somerville website at the following link:*

[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)



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